



## CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
EASTON TOWN HALL—CONFERENCE ROOM A  
TUESDAY, January 13, 2015  
7:30 PM**

**PRESENT:** Stephen Edwards, Vice Chairman; Dori Wollen, Secretary; Cathy Alfandre; Steven Hume; and Elliot Leonard

**ABSENT:** Roy Gosse, Chairman; Stephen Corti; and Sarah Cwikla, Alternate

**MEETING CALL TO ORDER:** Steve Edwards, Vice Chairman, sitting in for Chairman Roy Gosse, called the meeting to order at approximately 7:32 p.m.

*As the representative for Permit Application #14-482, below, was not yet present, the Commission addressed the next item and discussed this item later in the meeting.*

**1. INLAND WETLANDS APPLICATIONS:**

- A. #14-482, 1007 Sport Hill Road—Gerald Lambert. 1) Demolish portion of deck & stairs, build garage w/flat roof, and construct porch over the garage, and 2) Replace boards on existing decks and enlarge part of one deck. Received 12/08/14+65=2/11/15 Paul Hirsch, Hirsch Construction Services, LLC, was present with Judith Lambert, wife of the applicant. Mr. Hirsch answered the Members' questions and noted that any spoils will be removed from the site. Steve Hume made a motion to approve the above-noted permit application with standard stipulations, and Elliot Leonard seconded. The motion passed unanimously.

**2. UNFINISHED BUSINESS:**

- A. V#05-143--Notice of Violation at 740 Stepney Road--**Neunteufel and VonKuthy**, issued 7/5/05
- B. Cease and Desist Order for property located at 740 Stepney Road-- **Neunteufel and VonKuthy**, issued 7/20/05
- C. V#08-153—Notice of Violation at 68 Sport Hill Parkway—**Michael Newman**, issued 12/1/08
- D. Cease and Remediate order for 68 Sport Hill Parkway--**Michael Newman**, issued 4/21/09
- E. V#11-158, Notice of Violation at 580 Sport Hill Road—**Austin Ganim**, issued 5/24/11  
As Phillip Doremus, WEO reports that there has been a lack of cooperation from Mr. Ganim regarding the noted violation, the Commission will bring this to the attention of the Selectmen to approve legal review.

- F. V#13-166, Notice of Violation at 235 Redding Road—**Darren Andreoli**, issued 7/10/13. Phillip Doremus noted that this violation may be lifted. The Members requested a memo from Mr. Doremus to file stating such. Once received, a letter will be sent to Mr. Andreoli, and when filed, the violation will be lifted.
- G. Amended Wetlands Permit #10-389, 288 Maple Road – Helena Morf, 4-lot subdivision. Krista Kot, Secretary to the Commisison will contact Mark Ochman for an update.
- H. V#14-474, Notice of Violation at 40 Sherwood Road – **Brian Alberino and Sarah Gerard**, issued 5/5/14. A letter was sent to the homeowners, stating that once the pile of dirt was moved, they should call to have Phillip Doremus, WEO inspect the site. Krista Kot will email Ms. Gerard to remind her of the Members' request.
- I. V#14-475, Notice of Violation at 175-177 Everett Road – **Dennis and Holly Pryor**, issued 5/5/14. Phillip Doremus noted that this violation may be lifted. The Commission requested a memo from Mr. Doremus to file stating such. Once received, a letter will be sent to the Pryors, and when filed, the violation will be lifted.

#### 4. NEW BUSINESS:

- A. Discussion with Attorney Hal Rosnick re open space land swap off of Riverside Lane. Attorney Hal Rosnick was present on behalf of his client, Gary Mendell regarding property at 20 (Lot 5) and 30 (Lot 6) Riverside Lane, Owner of Record: Mendell, Ellen-Jo Trustee for Ellen Jo Mendell Revocable Trust QC/COV. Attorney Rosnick addressed the Commission, proposing an open space land swap of 1.8 acres between the Town and his client in order to make his client's Lot 5 more attractive, suggesting that this would be a mutually beneficial trade. Attorney Rosnick also offered a 25 to 30-foot right of way to the Town for access onto open space property. Steve Edwards told Attorney Rosnick that he wouldn't want to see any kind of exchange that would encourage additional activity near the nearby water. Mr. Edwards ended, advising that the Members would visit the property before their next meeting.

*At this point, the Members revisited "Item A" under "Inland Wetlands Applications" and then continued with the meeting.*

- B. #15-483, As-of-Right Request for Ruling for 195 North Park Avenue—Joseph Palmieri. Received in office 12/29/14. Mr. Palmieri told the Commission of his desire to "continue (the) existing wall across the front of the property and create an agricultural accessway" and responded to questions regarding his plan. Elliot Leonard made a motion to approve the As-of-Right Request to finish the existing wall across the front of the property and create an agricultural accessway, according to the plan received at this meeting, entitled, "Data Accumulation Plan; Depicting As-Built Conditions; Prepared For; Joseph A. Palmieri Jr.; 195 North Park Avenue; Easton, Connecticut", dated April 11, 2012, last revised September 17, 2014. Cathy Alfandre seconded, and the motion passed unanimously.

*At this point, Dori Wollen made a motion to add an item under "NEW BUSINESS", as noted below, and Steve Hume seconded. The motion passed unanimously. Cathy Alfandre stated she would abstain from any vote taking related to this determination due to her participation with the Easton Clean Energy Task Force, which is directly involved in this project.*

- C. DWI #15-484, Determination of Wetland Impact, Town of Easton, 515 Morehouse Road. Solar Photovoltaic System to be located behind Samuel Staples Elementary School, 515 Morehouse Road.  
Carroll Brook, of Easton's Clean Energy Task Force and John M. Dunster, Director, NorthEast Energy Design & Solutions (NEEDS) were present to discuss the project with the Commission. The Members were told that the roof was not a viable alternative due to its age (approx. 9 years old), and the land behind the school was deemed the best place to locate the panels. Cathy Alfandre noted that the Task Force is planning to stay outside the 100-foot regulated area, thus eliminating the need for a wetlands permit. As the Members, as well as Messrs. Brook and Dunster, do not know for certain if the project will be entirely outside of the regulated area, the Commission will await comment from Phillip Doremus, WEO.

**5. REVIEW FOR REPORT TO PLANNING & ZONING:** See above DWI

**6. CONSERVATION PROJECTS:** None noted

**7. CORRESPONDENCE:**

- A. Letter from John F. Fallon, Esq. re Inland Wetlands Permit #03-190 (Owner of Record: The MG Easton Company). In his letter to the Commission dated December 16, 2014, Attorney Fallon requested a final two-year extension of the above-noted permit. Dori Wollen made a motion to approve the request for a final two-year extension, and Elliot Leonard seconded. The motion passed unanimously. It was noted that if the project is not completed in the final two years, The MG Easton Company would be required to apply for a new permit in order to complete the work.

**8. OPEN-SPACE ISSUES:**

*Previously under "NEW BUSINESS", continued discussion from the December 8, 2014 Special Meeting*

- A. Discussion regarding name and signage for open space property off Morehouse Road. At the December 8, 2014 meeting, the Members came to a consensus that the new name for the open space property off Morehouse Road, formerly known as "Parcel X", should be "Morehouse Open Space", but decided to hold off on the vote until

Steve Corti, the Commissioner works most diligently with the Town's open space properties is present to participate in the vote. The Members tabled the vote until the next meeting Mr. Corti attends or until they receive word that he concurs with the proposed name.

**9. WEO COMMUNICATIONS:**

- A. Krista Kot, read aloud comments to the Commission from Phillip Doremus, WEO regarding the various items listed under "UNFINISHED BUSINESS", as noted in that section, above.

**10. SITE WALKS:**

- A. 20 Riverside Lane (Both 20 [Lot 5] and 30 [Lot 6] are owned by same party.)

**11. APPROVE MINUTES FROM PRIOR MEETINGS:**

- A. Dori Wollen made a motion to approve the Minutes from the December 8, 2014 Special Meeting, and Steve Hume seconded. The motion passed unanimously.
- B. Elliot Leonard made a motion to approve the Minutes from the December 17, 2015 Special Meeting, and Dori Wollen seconded. The motion passed unanimously.

**12. MISCELLANEOUS:**

- A. Note receipt of Citation; Saddle Ridge Developers, LLC and Silver Sport Associates, LP v. Easton Conservation Commission, dated January 7, 2015. Steve Edwards noted that a citation was filed regarding the Commission's decision, and that discussion/actions taken at this time might be premature.

**13. ADJOURNMENT:** Dori Wollen made a motion to adjourn, and Cathy Alfandre seconded. The motion passed unanimously.

PREPARED and FILED  
BY KRISTA KOT  
CT GS I-225 ©  
Secretary, Easton Conservation Commission